Karen Johnson Davidson County
Batch# 724118 DEEDWARR
09/27/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20210927-0129280

When recorded, return to:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: _____

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14034-CD

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 22nd day of September, 2021.

Notary Public
My Commission Expires: 12-13-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christine P. Mills 1210 Quail Road Nashville, TN 37214	Primary Residential Mortgage, Inc 1480 North 2200 West Salt Lake City, UT 84116	108 08 0D 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Jason Jarrett and Lindi Jarrett, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Christine P. Mills, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Condominium apartment in Davidson County, Tennessee, described as follows: Unit 8, Lot No. 16, in a Horizontal Property Regime as shown on the Condominium Site Plan, Phase 4, Lots 16, 17, 18, 77, 78 & 79 of Section Two, Quail Valley as of record in Plat Book 5800, Pages 69 and 70, Master Deed of record in Book 5884, Page 534 and Book 5903, Page 149, Amended to Master Deed of record in Book 6081, Page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jason Eddie Jarrett and Lindi Holmes Jarrett, Co-Trustees of The Jarrett Family Revocable Living Trust, by Warranty Deed from Yolonda Keel, an unmarried woman, of record in Instrument No. 20200916-0105707, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020 and recorded on September 16, 2020.

Being the same property conveyed to Yolanda Keel, unmarried woman, by Warranty Deed from Roy

Harris, unmarried man, of record in Instrument No. 20170829-0088887, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017. And Scrivener's Affidavit record in Instrument No. 20171129-0121488, register's Office for Davidson County Tennessee.

☒ This is improved property located at: **1210 Quail Road, Nashville, TN 37214**
☐ This is unimproved property located at: **1210 Quail Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2021.

GRANTOR:

Jason Jarrett

Lindi Jarrett

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Jarrett and Lindi Jarrett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, J. Andrew Wiley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 22, 2021.

Affiant Signature

September 22, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of September, 2021.

Notary's Signature
My Commission Expires: 12-13-2022

Notary's Seal

